



**TO LET – HIGHLY PROMINENT MULTI-FUNCTIONAL COMMERCIAL UNIT**

**UNIT 96 | TERN VALLEY BUSINESS PARK | MARKET DRAYTON | SHROPSHIRE | TF9 3AG**



# KEY POINTS

# 1,076

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR A VARIETY OF  
COMMERCIAL/OFFICE/RETAIL USES



FTTP BROADBAND


ALL MEASUREMENTS ARE APPROXIMATE



RENT  
**£12,000**  
PER ANNUM


James Evans

 07792 222 028

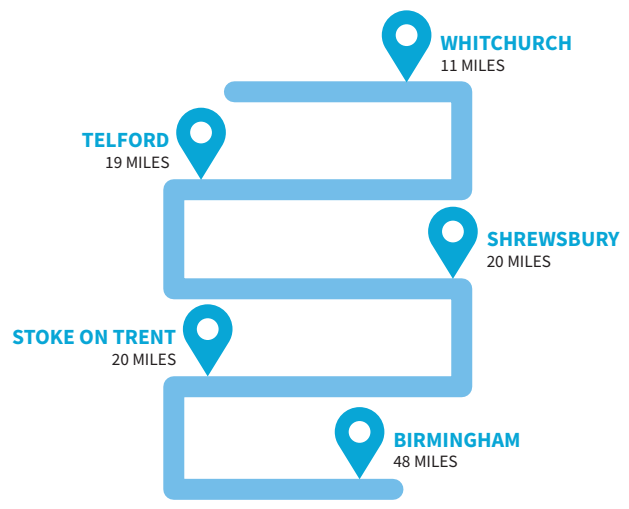
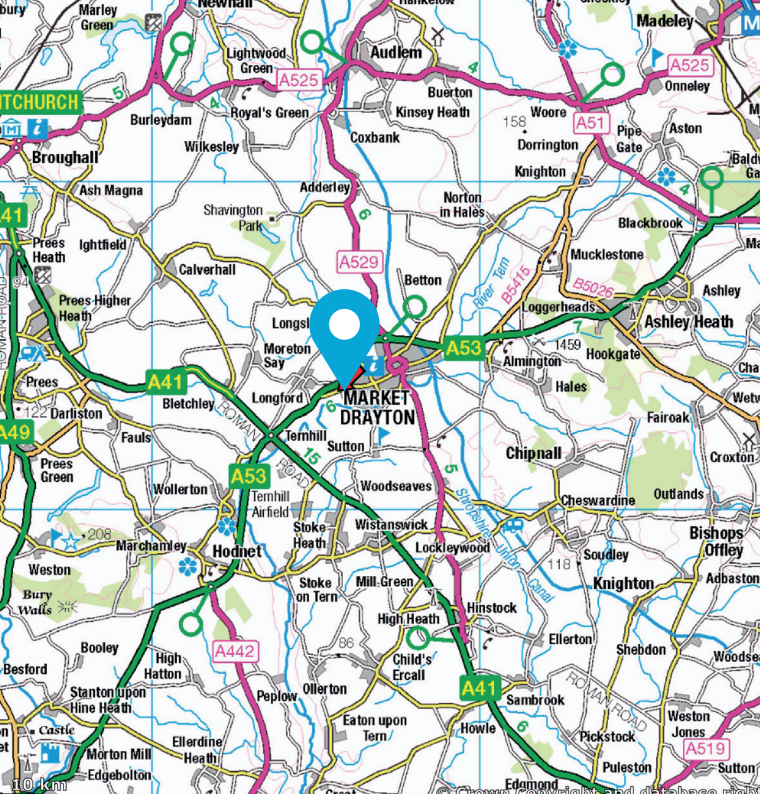
 james.evans@halls.gb.com



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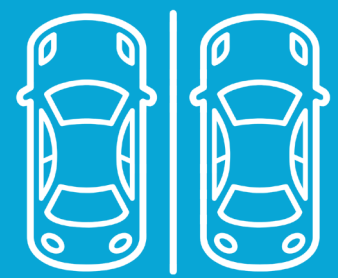
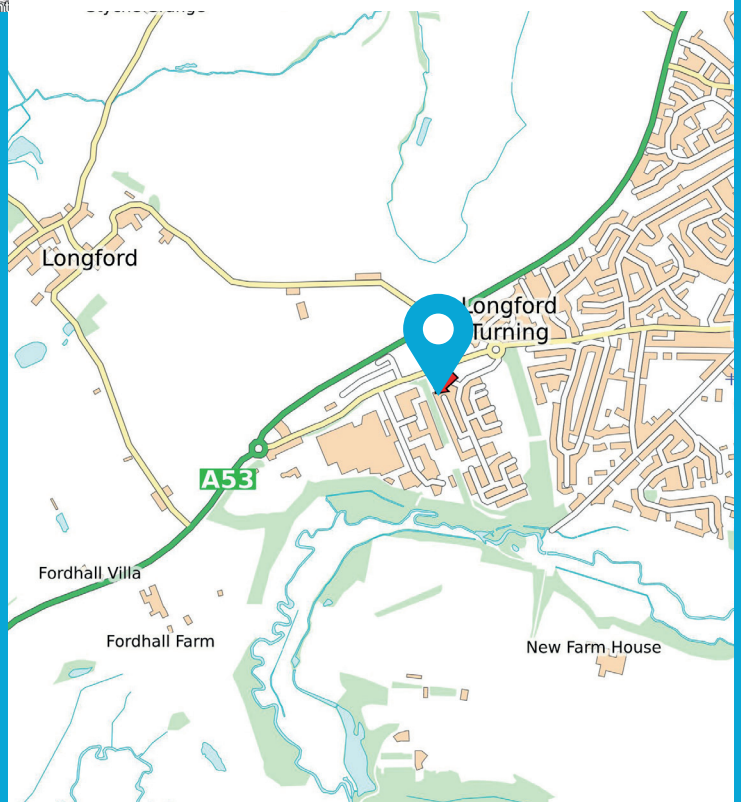


## LOCATION

The property forms the last phase of the popular Tern Valley Business Park and benefits from prominent roadside frontage onto Shrewsbury Road on the edge of the town of Market Drayton. The property is accessed from Wallace Way and the surrounding occupiers include Tern Valley Day Nursery, House of Carpets, Muller and is also within proximity of the Mcdonald's drive thru.

The property forms part of a development of 8 units that form part of Tern Valley Business Park. The development benefits from good connectivity with easy access to the A53 and the national road network.

Market Drayton is an established market town in North Shropshire with a population of about 10,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



THREE ALLOCATED  
PARKING SPACES



what3words  
carpentry.mediate.awaiting



# DESCRIPTION

The property comprises of a prominently located end of terrace new build commercial unit that offers flexible open plan accommodation that lends itself to a variety of commercial, office, leisure and quasi retail uses. The unit provides multi functional space that is ready for tenant fit out.

The unit benefits from a prominent location onto Shrewsbury Road and is accessed via the internal spine road off Shrewsbury Road within the Tern Valley Business Park known as Wallace Way.

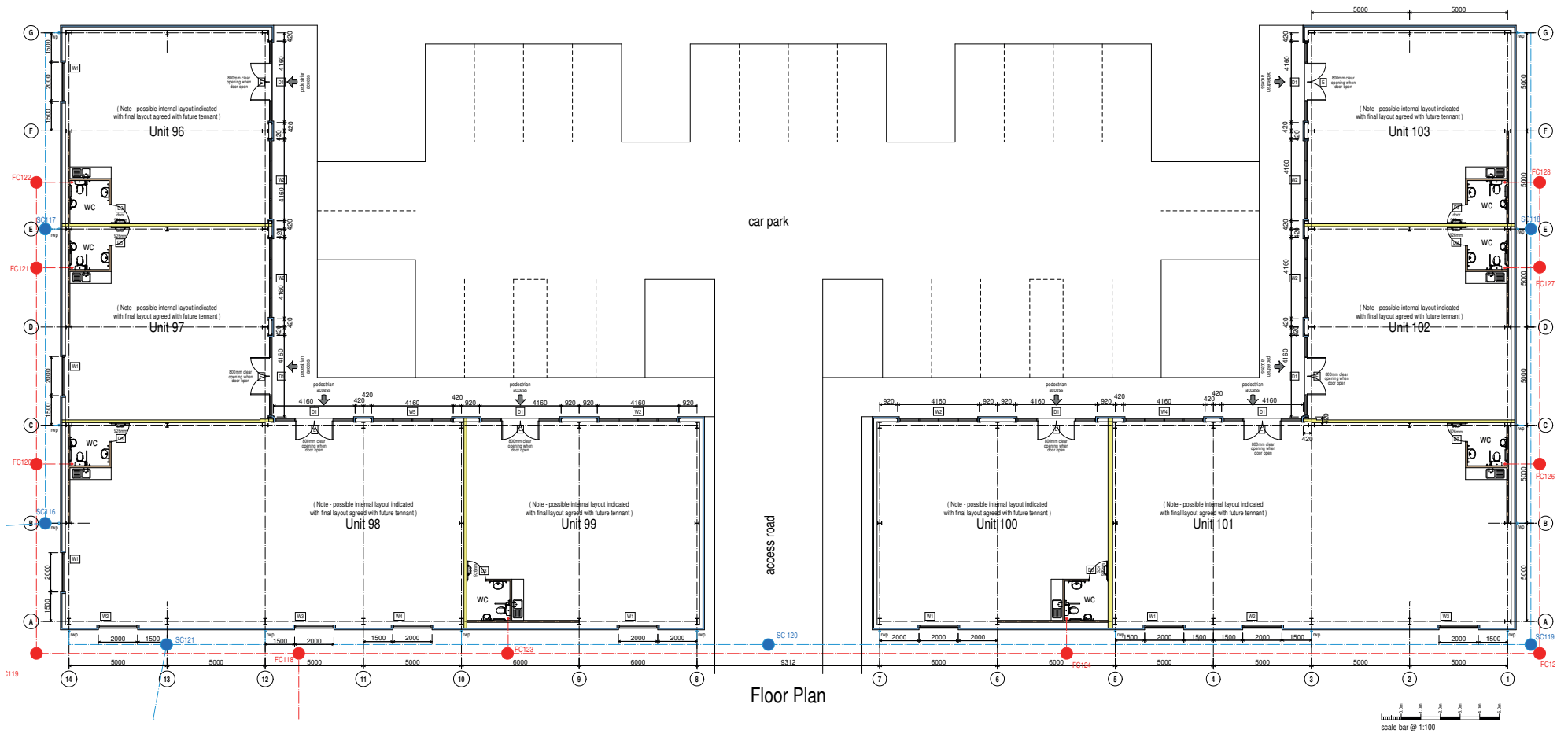
The unit has 3 allocated vehicle parking spaces and is of portal framework clad in modern micro rib profile sheeting with a stunning floor to ceiling glass frontage incorporating double access glass doors with internally a toilet and welfare facilities. There is also a large, fixed glass window in the rear elevation.

# ACCOMMODATION

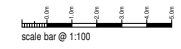
All measurements are approximate

	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	99.95	1,076





Floor Plan



## TENURE

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals.

## PLANNING

Prospective purchasers should make their own enquiries.

The property would lend itself to a variety of uses falling within Use Class E and Use Class B of the Town and Country Use Classes Order 1987.

## SERVICES

(Not tested at the time of our inspection)

Mains water, three phase electricity, fibre to the property (FTTP) broadband and drainage are understood to be connected to the property.

## RENT

£12,000 (twelve thousand pounds) per annum exclusive to be paid quarterly in advance by standing order.

## LEGAL COSTS

Each party bear their own legal costs in connection with the sale of the property.

## VAT

The property is elected for VAT.

## RATES/EPC


We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBA	TBA	TBA

The unit may benefit from Small Business Rates Relief.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)



## VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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